

**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

April 21, 2009

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, April 21, 2009, at 8:30 a.m. at the Wicker Park Apartments, 1414 North Damen, Chicago, Illinois.

Chairman Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

<b>Present:</b>	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Samuel Mendenhall Bridget O’Keefe Carlos Ponce Sandra Young
-----------------	--

<b>Absent:</b>	None
----------------	------

Also present were Lewis Jordan, Chief Executive Officer, Kris Warren, Chief Operating Officer; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. The Chairman announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

The Commissioners subsequently reconvened in Open Session.

Mr. Lewis Jordan, Chief Executive Officer, then presented his monthly activity report. Per Mr. Jordan this has been an exciting and productive month in that CHA received \$144 million from the Federal package stimulus boost that will be used to aid in the rehab and upgrade of older properties and to enhance safety and security with the installation of cameras and other equipment. Mr. Jordan then announced that similar to last year ComEd and Peoples’ Gas agreed to participate in the “All Clear” program to assist CHA leaseholders clear their past due utility accounts. Over the past two years the program has helped almost 4,000 residents become current in their utility bills. Mr. Jordan then announced that Coleman Place, a mixed-income community replacement housing for Robert Taylor, is completely leased up, on time and on schedule. According to Mr. Jordan, to date, 99 new mixed income units have been completed and a total of 114 families have moved into new mixed income units this year. Per Mr. Jordan, these numbers are expected to increase due to special programs funded by CHA, the Partnership for New Communities and the federal government whereby incentives are made available to first time homebuyers who purchase a home in one of the Plan For Transformation communities. Mr. Jordan concluded his report by announcing the Senior Housing Campaign kick-off to make seniors aware of the excellent housing available to them citywide.

Chairman Nesbitt then announced that Commissioner Mendenhall submitted his resignation today due to his obligations associated with his professional and civic responsibilities. Chairman Nesbitt acknowledged Commissioner Mendenhall’s contribution to the CHA and the Plan For

Transformation and commended him for his hard work during his tenure. Commissioner Mendenhall thanked the Chairman, Commissioners and CHA residents for their leadership and support and pledged his continued support to CHA and CHA residents. Commissioner Mendenhall then left the meeting in session.

Chairman Nesbitt then invited residents and the public at large to address the Board. Immediately following the Public Hearing portion of the meeting, the Chairman introduced the Resolutions discussed in Executive Session.

Commissioner Ivers then presented an Omnibus Motion for the approval of resolutions for Executive Session Item 1 and 2.

**Executive Session Item 1**

**RESOLUTION NO. 2009-CHA-46**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated April 3, 2009, requesting that the Board of Commissioners approves the Personnel Actions Report for March 2009.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions Report for March 2009.

**Executive Session Item 2**

**RESOLUTION NO. 2009-CHA-47**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated April 21, 2009, requesting authorization to 1) enter into negotiations to execute a land transfer agreement and 2) take actions as necessary to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer or his Designee to enter into negotiations to execute a Land Transfer Agreement and such documents and to take actions as may be necessary or appropriate to set forth an agreement among the Chicago Housing Authority, The City of Chicago, and Sinai Health System for the implementation of a multi-phased, mixed-use redevelopment project in the North Lawndale Neighborhood, subject to any necessary approvals of the United States Department of Housing and Urban Development (HUD), the City of Chicago and the State of Illinois.

The Motion to adopt resolutions for Executive Session Items 1 and 2 was seconded by Commissioner Young and the voting was as follows:

Ayes: Martin Nesbitt  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Bridget O'Keefe  
Carlos Ponce  
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Ivers then presented a Motion for the approval of resolution for General Item 1.

**General Item 1**

**RESOLUTION NO. 2009-CHA-48**

**WHEREAS,** The Board of Commissioners has reviewed the Board Letter dated April 21, 2009, requesting authorization to: 1) approve B-M Ogden, LLC as the selected developer for the initial housing phase in the Lawndale Complex Redevelopment area; 2) enter into a pre-development loan agreement with B-M Ogden, LLC; 3) execute other documents and take such actions as may be necessary to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer or his designee to: 1) approve B-M Ogden, LLC as the selected developer for the initial housing phase in the Lawndale Complex Redevelopment area; 2) enter into a pre-development loan agreement with B-M Ogden, LLC; 3) execute other documents and take such actions as may be necessary to implement the foregoing.

The Motion to adopt resolution for General Item 1 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Martin Nesbitt  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Bridget O’Keefe  
Carlos Ponce  
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Ponce, Chairman of the Operations Committee, then presented a report for the Joint Tenant Services and Operations Committee Meeting held on Wednesday, April 15, 2009. Per Commissioner Ponce, the Joint Committees were presented with a report on Section 3 and Minority compliance and an update on Section 8 Mod Rehab and Housing Choice Voucher Programs.

Commissioner Ponce then introduced an Omnibus Motion for the adoption of the Resolutions for Items A1, thru A7 discussed, voted and recommended for Board approval by the Joint Tenant Services and Operations Committees.

**(Item A1)**

The resolution for Item A1 approves amendment of the contracts with CVR Associates and Quadel Consulting Corporation. In 2008, the Board of Commissioners authorized contracts with CVR and Quadel for the administration and operation to the Housing Choice Voucher Program. Both contracts have terms that end December 31, 2010, with one 2-year option to extend. After reviewing the vendors’ budgets and administrative needs of the program, staff is recommending an increase for both contracts from \$61,394,171 to \$66,500,000 due to the following key factors: A 6.7% increase in the number of families served; addition of 28 staff to manage the HCV Call Center to improve customer service; increase staff to support work related to the multiple, unanticipated HUD Office of Inspector General’s Audits; resolution of previously unknown issues regarding the quality of CHA’s HCV program performance and to increase Housing Quality Standards inspections by 15%.

**RESOLUTION NO. 2009-CHA-49**

**WHEREAS,** the board of commissioners of the Chicago housing authority has reviewed the board letter dated April 15, 2009, entitled “authorization to increase the funding for the base term of the contracts with CVR associates, inc. and Quadel consulting corporation for the administration and operation of the Chicago housing authority’s section 8 moderate rehabilitation and housing choice voucher programs”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to amend the contracts with CVR Associates, Inc. (base contract term of two (2) years and nine (9) months) and Quadel Consulting Corporation (base contract term of two (2) years and seven (7) months) and to increase combined not-to-exceed funding for the contracts' base term from \$61,394,171 to a combined amount not-to-exceed \$66,500,000 for the administration and operation of the Chicago Housing Authority's Section 8 Moderate Rehabilitation and Housing Choice Voucher Programs.

**(Item A2)**

The resolution for Item A2 approves an agreement to enter into a Housing Assistance Payment Contract with Victory Centre of South Chicago. Victory Center is a 72 unit affordable senior housing development located on South Burley Avenue in the South Chicago community. It will be the new construction of a 5 story building containing all one-bedroom apartments for households 62 years old and older. Eighteen of the units will receive Project-based Voucher assistance. Building amenities will include a warming kitchen and community room, a beauty parlor, activity areas, a fitness room with exercise equipment and lounges, a library, a computer room and on-site parking. 20% of the units will be fully accessible and the remaining 80% will be adaptable. Also, the building will be connected to the Supportive Living Facility (SLF) that is currently under construction. Combined, the campus will be one of the first senior housing projects in the United States to receive LEED Certification. The buildings will be physically connected allowing residents of the senior apartments to participate in activities and dining in the SLF and allowing residents in the SLF to reach the City of Chicago Senior Satellite Center also located in the senior building. In addition, the two buildings will share a secured courtyard for outdoor activities including raised planting beds to allow gardening by the residents. The site is well served with neighborhood shopping and services. The owner is a partnership comprised of Pathway Senior Living, LLC and NHS Redevelopment Corporation as the general partner. The only cost to CHA toward this development will be the project-based rental subsidy. Project-based Voucher statutes and regulations will be followed in leasing the 18 Project-based Voucher assisted units.

**RESOLUTION NO. 2009-CHA-50**

**WHEREAS;** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated April 15, 2009 entitled "Authorization to 1.) Enter into an Agreement to enter into a Housing Assistance Payment Contract (AHAP) to provide Project-Based Voucher assistance for 18 units at Victory Center of South Chicago, a low-income senior housing development and 2.) Execute all other documents as may be necessary or appropriate to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or her designee to 1.) Enter into an Agreement to enter into a Housing Assistance Payment Contract (AHAP) to provide Project-Based Voucher assistance for 18 units at Victory Centre of South Chicago, a low-income senior housing development and 2.) Execute all other documents as may be necessary or appropriate to implement the foregoing.

**(Item A3)**

The resolution for Item A3 approves the Tenant Selection Plan (TSP), lease, lease riders, and bylaws to be used for Robert Taylor Homes replacement housing units at Legends South Phase A-2. The 138 units, including 60 designated for public housing, 50 as affordable housing, and 28 as market rate units, will be operated by the private developer and made available to previous residents of Robert Taylor Homes. A public comment period was held from March 9, 2009 through April 7, 2009. A public comment hearing was held on March 18, 2009 at the Hansberry Square Community Center. Notice for the 30-day comment period was published in the Chicago Sun-Times, Chicago Defender, and Extra newspapers, as well as posted on the CHA website and CHA's Administrative Offices. Consideration will be given to any forthcoming comments prior to finalizing the documents.

**RESOLUTION NO. 2009 -CHA-51**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated April 15, 2009, entitled “Authorization for approval of the Tenant Selection Plan, lease, lease riders, and bylaws for Robert Taylor Homes Replacement Housing at the on-site development known as Legends South Phase A-2 and to amend the CHA Admissions and Continued Occupancy Policy to incorporate such documents as an addendum thereto”

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the attached Tenant Selection Plan, lease, lease riders, and bylaws in substantially the form presented to the Board for the Robert Taylor Homes replacement housing at the development known as Legends South Phase A-2. The Chief Executive Officer is hereby authorized to approve final changes in these forms, including, but not limited to, changes based on HUD requirements, or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

**(Item A4)**

The resolution for Item A4 approves Contract Modification No. 2 with Carnow, Canibear & Associates. In 2008 the CHA exercised Option Year No. 1 to Contract No. 6042 with Carnow to extend the term of the contract from August 1, 2008 through July 31, 2009 for an amount not-to-exceed \$250,000.00. Since entering Option Year No. 1, the need for Carnow’s particular area of expertise has been greater than anticipated, and their funding for the full Option Year is nearly expended. In order to ensure that their services will be available until the end of Option Year No. 1, additional funding in the not-to-exceed amount of \$250,000.00 is needed to cover the additional work projected. To ensure that the CHA will have firms in place with enough capacity to address all of the CHA’s environmental consulting needs, a new solicitation for Authority-wide environmental testing and consulting services is already being developed and should be advertised in time to ensure that new contracts are in place prior to the expiration of Carnow’s Option Year No. 1.

**RESOLUTION NO. 2009-CHA-52**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated April 15, 2009, entitled “AUTHORIZATION TO EXECUTE MODIFICATION NO. 02 TO CONTRACT NO. 6042 WITH CARNOW, CONIBEAR & ASSOCIATES, LTD. TO ADD FUNDING TO OPTION YEAR NO. 1”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into Modification No. 02 to Contract No. 6042 with Carnow, Conibear & Associates, Ltd. to add funding to Option Year No. 1 in the not-to-exceed amount of \$250,000.00. The new total contract value of Contract No. 6023 is the not-to-exceed amount of \$1,000,000.00.

**(Item A5)**

The CHA advertised an Invitation for Bid (IFB) in February 2009 for the renovation of sixty-three Family Housing units at Lawndale Gardens, Phase 2. Renovation of all other units includes carpentry repairs, door and hardware replacement, new kitchen and bathroom fixtures, equipment and accessories, painting, and entirely new MEP systems, equipment and fixtures. Exterior work includes concrete, new windows, tuckpointing, new roofing and new exterior doors and signage. Site work includes the installation of new paving and walkways, landscaping, a parking lot, and new lighting. Environmental work will also be performed. The IFB was advertised in area newspapers and on CHA’s website. The CHA received and opened ten bids. After a thorough review of all bid submittals staff held a clarification meeting with the lowest apparent bidder, Walsh Construction Company. A scrivener’s error in the BF pages was corrected during this meeting; however, its correction did not change Walsh’s status as the lowest bidder. As a result of the review of the bid materials and the clarification meeting, it was determined that Walsh is the lowest responsive and responsible bidder. Accordingly, the

resolution for Item A5 approves award of contract to Walsh Construction for the family housing renovation at Lawndale Gardens, Phase 2.

**RESOLUTION NO. 2009-CHA-53**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated April 15, 2009, entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH WALSH CONSTRUCTION COMPANY OF IL FOR THE FAMILY HOUSING RENOVATION AT LAWNDAL GARDENS (IL2-005) – PHASE 2”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Walsh Construction Company of IL in the amount of \$8,307,767.00 for the site work and renovation of sixty-three (63) Family Housing units at Lawndale Gardens (IL2-005) – Phase 2, to be completed by November 28, 2009.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item A6)**

An Invitation for Bid (IFB) to perform interior demolition and environmental work at Kenmore Apartments, 5040 N. Kenmore Avenue, was advertised in area newspapers and on the CHA website in February 2009. The environmental work includes, but is not limited to, asbestos remediation, lead remediation, microbial remediation, excrement remediation, environmental cleaning and refuse disposal. This work is needed to prepare for the release of a separate solicitation to renovate approximately one hundred (100) units at Kenmore Apartments later in the year. Based on the four bids received and opened clarification meetings were held with the two lowest bidders. As a result of the review of the bid materials and the clarification meetings, it was determined that Chicago Commercial Contractors, LLC is the lowest responsive and responsible bidder at \$976,730.00. Accordingly, the resolution for Item A6 approves award of contract to Chicago Commercial Contractors for the interior demolition at Kenmore Apartments.

**RESOLUTION NO. 2009-CHA-54**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated April 15, 2009 entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH CHICAGO COMMERCIAL CONTRACTORS, LLC FOR INTERIOR DEMOLITION AT KENMORE APARTMENTS (IL2-010)”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Chicago Commercial Contractors, LLC in the amount of \$976,730.00 for interior demolition work at Kenmore Apartments (IL2-010), a Senior Housing development at 5040 No. Kenmore Ave. The work is to be completed in ninety-one (91) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item A7)**

The resolution for Item A7 approves submittal of a DeMinimus Demolition and Disposition application to HUD for the demolition of 3 units located at 4556 S. Woodlawn and to convey the land to the Shakespeare Townhome Association upon receipt of approval from HUD. In June of 2001, the CHA purchased twelve units located in four buildings in the Shakespeare Townhomes. Three of the CHA units located at 4556 S. Woodlawn have suffered extensive interior and exterior damage, including a leaning building, cracking of exterior and interior walls and water leaks from the roof and walls, as a result of severe settlement of the foundation. The three (3) damaged units are governed by the Shakespeare Townhome Association. The Shakespeare

Townhome Association Declaration requires each unit owner to make any necessary repairs inside and outside of its unit, including masonry repairs. After a thorough engineering and geotechnical investigation, it was determined that the three (3) units are unfit for occupancy and, after assessing the repair options and costs, that the most expedient and cost effective method of repair would be to dismantle the existing three (3) units, construct a new façade end wall and landscape the remaining site. The new landscaped areas will be conveyed to the Shakespeare Townhome Association in order to allow the Association to have legal responsibility for the site and relieve CHA as owner of the units of future townhome assessment payments. Per HUD regulations at 24 CFR Part 970.8, permission to demolish or dispose of all or a portion of a development must be requested via submission of the applicable HUD form 52860, and must include a copy of a resolution by the Authority's Board of Commissioners approving the application. The demolition of this property qualifies under HUD's de minimus rule which provides that in any five (5) year period, a Public Housing Authority ("PHA") may demolish 5% of its dwelling units or five (5) dwelling units, whichever is less by submitting an abbreviated demolition application. HUD's acknowledgement of the request allows the PHA to proceed with the demolition, and pursue the subsequent disposition of the underlying land.

**RESOLUTION NO. 2009-CHA-55**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated April 15, 2009, entitled "REQUEST FOR AUTHORIZATION TO SUBMIT A DE MINIMUS DEMOLITION AND DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DEMOLITION OF THREE (3) UNITS LOCATED AT 4556 S. WOODLAWN AND TO DISPOSE OF THE UNDERLYING LAND TO THE SHAKESPEARE TOWNHOME ASSOCIATION".

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to submit a de minimus demolition and a disposition application to the U.S. Department of Housing and Urban Development ("HUD") for the demolition of three (3) units located at 4556 S. Woodlawn and to demolish said property and convey the underlying land to the Shakespeare Townhome Association upon receipt of approval from HUD.

The Omnibus Motion to adopt resolutions for Item A1 thru A7 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Bridget O'Keefe Carlos Ponce Sandra Young
-------	---

Nays:	None
-------	------

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The joint Tenant Services and Operations Committee report was also accepted in total.

Commissioner Ivers, Chairperson of the Finance and Audit Committee, then presented the monthly report. Per Commissioner Ivers, the Finance & Audit Committee held its regular meeting on Wednesday, April 15, 2009, at approximately 2:20 p.m. at the 60 East Van Buren Corporate offices. The Chief Financial Officer and staff presented the Committee with the Treasury & Cash Flow Report for the month of March 2009.

Commissioner Ivers then introduced an Omnibus Motion for the adoption of the Resolutions for Items B1, thru B4 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

**(Item B1)**

The resolution for Item B1 approves the revised FY2009 Budget. The CHA is required to submit for approval by the Board, a balanced annual Comprehensive Budget detailing each of the following: General Fund, Section 8 Non-MTW, HOPE VI and Other Funding Programs, and the use for these funds. The FY2009 budgeted expenditures have been revised from \$881,928,660 to \$911,368,182, resulting in a \$29,439,522 increase. The major changes by funding source are as follows: General Fund: total revenues and associated expenditures increased by \$28,980,644 for a fund total of \$874,643,232. This change reflects anticipated spending of capital stimulus funds and reflects an increase in the number of vouchers, and funding previously approved for the Property Purchase Initiative. Section 8 Non-MTW Fund: total revenues and associated expenditures increased by \$81,697 for a fund total of \$5,798,259. This is due to an increase in the average cost per voucher. Hope VI and City State Budget remained unchanged at \$26,294,672 and \$1,188,829, respectively. Other Funding. The total revenues and associated expenditures increased by \$377,181 for a fund total of \$3,443,190. This increase is due to non-federal funds being allocated to support general expenses.

**RESOLUTION NO. 2009-CHA-56**

**WHEREAS,** the Board of Commissioners has reviewed the Board letter dated April 15, 2009, entitled “APPROVAL OF THE REVISED 2009 COMPREHENSIVE BUDGET”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners, hereby approves the attached budget amendments, “THE FY2009 COMPREHENSIVE BUDGET AMENDMENT #1”, and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Amended and Restated Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

**THAT,** the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

**(Item B2)**

The resolution for Item B2 approves submission of a 2009 Neighborhood Stabilization Program Grant Application to the Illinois Department of Human Services (IDHS) for the Property Investment Initiative (PII). Funds from NSP will be used to acquire housing units with three or more bedrooms and will help IDHS meet its goal to secure housing options for families earning below 50% AMI. The IDHS Request for Proposal was published March 4, 2009, and makes available approximately \$47 million in assistance through the FY2009 NSP Program. The stated purpose of the program is to provide assistance to local governments, developers, non-profit organizations and public housing authorities to acquire, redevelop, or resell foreclosed properties that might otherwise become sources of abandonment and blight within their communities. Eligible activities through NSP include 1) establishing financing mechanisms; 2) the purchase and rehabilitation of homes and residential properties; 3) the establishment of land banks of foreclosed homes; 4) demolition of blighted structures; and 5) redevelopment of demolished or vacant property. The program targets individuals and families earning 50% below AMI and special needs populations (including individuals with disabilities) as priority populations.



**RESOLUTION NO. 2009-CHA-57**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated April 15, 2009, entitled Authorization to Submit a 2009 Neighborhood Stabilization Program Grant Application to the Illinois Department of Human Services for the Property Investment Initiative;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or his designee to authorize the submission of a 2009 Neighborhood Stabilization Program grant application to the Illinois Department of Human Services for the Property Investment Initiative and to execute such other documents and take such other actions as may be necessary or appropriate to implement the foregoing.

**(Item B3)**

In May 2006, the Board approved award of contract to Sentinel for a firm fixed price of \$410,265 for a two year base term, with the option of three, one year term extensions. The one year term extension options were fixed at an amount not-to-exceed \$208,736. Accordingly, the resolution for Item B3 approves contract extension with Sentinel Technologies for Cisco Equipment Maintenance Service to continue uninterrupted maintenance services in the amount of \$208,227.

**RESOLUTION NO. 2009-CHA-58**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated April 15, 2009 “AUTHORIZATION TO EXERCISE THE SECOND ONE (1) YEAR EXTENSION OPTION OF CONTRACT NO. 6036 WITH SENTINEL TECHNOLOGIES FOR CISCO EQUIPMENT MAINTENANCE SERVICES”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** The Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the second one (1) year extension option of Contract No. 6036 with Sentinel Technologies for Cisco Equipment Maintenance Services, in the amount of \$208,227.00.

**(Item B4)**

The resolution for Item B4 approves the second one year option of contract with Fastch, Inc. for Sun Maintenance Services. The CHA utilizes Sun hardware and software to support internal/external communications and the CHA’s essential operating functions. Every CHA computer is linked together via Sun hardware and software components. Critical core applications, i.e., Lawson ERP, Yardi, and the Relocation Management Tracking System, would be adversely affected should the Sun components cease to be operational, and the CHA would be unable to execute a timely recovery as a result. The Contract was initially awarded at the firm fixed price of \$251,308.16 for a two year base term, with the option of three, one year term extensions, at a firm, fixed price of \$128,181.22, \$132,196.48, and \$132,196.48 for each of the respective successive option years.

**RESOLUTION NO. 2009-CHA-59**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated April 15, 2009, “AUTHORIZATION TO EXERCISE THE SECOND ONE (1) YEAR OPTION OF CONTRACT NO. 6035 WITH FASTECH, INC. FOR SUN MAINTENANCE SERVICES”.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into the second one (1) year option with Fastech, Inc., for Sun Maintenance Services in the amount of \$132,196.48.

The Omnibus Motion to adopt resolutions for Items B1 thru B4 was seconded by Commissioner Ponce and the voting was as follows:

Ayes:           Martin Nesbitt  
                  Hallie Amey  
                  Dr. Mildred Harris  
                  Michael Ivers  
                  Bridget O’Keefe  
                  Carlos Ponce  
                  Sandra Young

Nays:           None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

s/b:           \_\_\_\_\_  
                  Martin Nesbitt  
                  Chairman

s/b:           \_\_\_\_\_  
                  Lee Gill, Custodian and  
                  Keeper of Records